154.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,600 / 738,600
					USE VALUE:	738,600 / 738,600
					ASSESSED:	738,600 / 738,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
781		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`CONNOR MARY WINSTANLEY/ TRS	
Owner 2:	MARY WINSTANLEY O`CONNOR 2020	
Owner 3:	REVOCABLE TRUST	
Street 1:	781 CONCORD TPKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	O CONNOR MARY WINSTANLEY -
Owner 2:	-
Street 1:	781 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	328,200		410,400	738,600
Total Card	0.115	328,200		410,400	738,600
Total Parcel	0.115	328,200		410,400	738,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.43 | /Parcel: 427.4

Legal Description

User Acct 102766

GIS Ref

GIS Ref

Insp Date 11/08/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,200	0	5,000.	410,400	738,600	738,600	Year End Roll	12/18/2019
2019	101	FV	246,900	0	5,000.	384,800	631,700	631,700	Year End Roll	1/3/2019
2018	101	FV	246,900	0	5,000.	318,100	565,000	565,000	Year End Roll	12/20/2017
2017	101	FV	246,900	0	5,000.	292,400	539,300	539,300	Year End Roll	1/3/2017
2016	101	FV	246,900	0	5,000.	266,800	513,700	513,700	Year End	1/4/2016
2015	101	FV	241,200	0	5,000.	261,600	502,800	502,800	Year End Roll	12/11/2014
2014	101	FV	241,200	0	5,000.	243,200	484,400	484,400	Year End Roll	12/16/2013
2013	101	FV	241,200	0	5,000.	231,400	472,600	472,600		12/13/2012

!12117!

PRINT

Date	Time
12/11/20	02:13:51

LAST REV

Date	Time
09/04/20	11:44:36
mmcmakin	
12117	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNOR MARY W	75479-129	1	8/28/2020	Convenience	99	No	No		
	20474-33		4/1/1990		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	839	Ingr. Po	25,500	C				
6/25/2001	592	Addition	70,000	O				ADD 2ND FLOOR-1 BA
8/3/1995	449		1,000					WDK 20X10
5/25/1993	202		2,500					PORCH TO L.A.

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	3 - Other		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	19.72	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	0.98696071
Adj $ / SQ:	155.155
Other Features:	100357
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408778
Depreciation:	80611
Depreciated Total:	328167

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

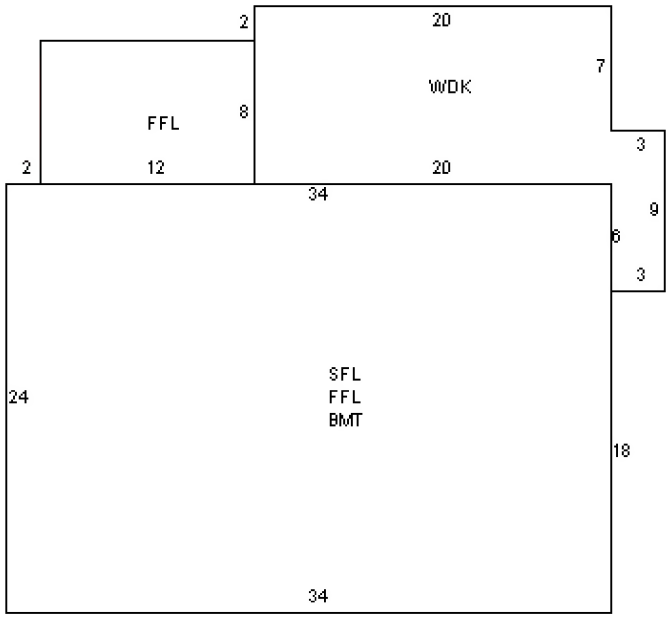
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.16
Special Features:	0	Val/Su Net:	118.44
Final Total:	328200	Val/Su SzAd	189.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	155.160	141,501
BMT	Basement	816	46.550	37,982
SFL	Second Floor	816	155.160	126,607
WDK	Deck	227	10.270	2,331

Net Sketched Area:	2,771			Total:	308,421
Size Ad	1728	Gross Are	2771	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	